

**CITY OF BRIGHTON
PLANNING COMMISSION
MINUTES**

January 26, 2016

I. CALL TO ORDER

Acting Chairman Johnston called the meeting to order at 6:08 p.m.

II. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Matt Johnston, Dick Hodge, Fidel Balderas, and Farid Jalil.

Alternate, Chris Maslanik was also present.

Chairman, Archie Demarest and Alternate, Philip Covarrubias were excused from attendance.

Vice-Chair, Matt Johnston was seated as Acting Chairman for the meeting.

Alternate, Chris Maslanik was seated as a voting member.

STAFF PRESENT: Jason Bradford, Planning Manager; Lauren Simmons, Senior Planner; Aja Tibbs, Long Range/Historic Planner; Michael Ellsberry, Development Engineer; Christopher Ernst, City Counsel; Diane Phin, Commission Secretary.

III. MINUTES OF PREVIOUS MEETINGS

Minutes from the January 12, 2016 Planning Commission meeting were approved as presented.

Motion by Commissioner Jalil

Second by Commissioner Balderas

Voting Aye: 3 Commissioners Hodge, Jalil, Balderas

Abstain: 2 Commissioners Johnston and Maslanik were not present at that meeting

Motion passes 3-2

IV. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA

None recognized

V. PUBLIC HEARING ITEMS

1. Riverfront – Preliminary Plat – Continued from October 13, 2015

Lauren Simmons presenting

Chair invited Staff to present, summarized:

Ms. Simmons entered the staff report into public record and discussed the item as outlined in the staff report. She confirmed legal publication and posting were completed for this hearing and explained that the property was annexed and zoned, Planned Unit Development (PUD), by City Council on January 19, 2016. Ms. Simmons introduced Chris Fasching with Felsburg Holt and Ullevig (FHU) Consulting, 3rd Party Traffic Consultant for the City of Brighton, 6300 S. Syracuse Way, Centennial, CO 80111.

Mr. Fasching explained they were asked to focus on the east driveway as it is an in-only entrance. He described how widening west Baseline and installing new signalization at

the Highway 85 and Baseline intersection would make it more efficient and would accommodate this entrance for the in-only movement. After analysis, he stated there were some conditions that would be required. There would be a signage plan on the site to direct trucks to the second entrance and cars would be directed to use this first entrance. Also, road widening on the east side would be needed and monitoring would be beneficial; which means every time a parcel comes into consideration, a traffic assessment will have to be completed. Mr. Fasching stood ready for questions.

Chair called for questions from Commission to Staff, summarized:

- Commission asked if there would be an overpass at the intersection in the future. Mr. Fasching said the intersection could, in the distant future, become a large interchange. There is a study being conducted at this time. He commended staff for making sure there has been enough land preserved for this.
- Staff explained to Commission that the South Platte River Regional Trail is a state wide trail system that extends north through the property. It will connect within Tract A and cross over or under Highway 85 at the intersection. Staff stated the trail has not yet been designed by the Parks Department.
- Commission requested information from the Parks Director, tonight if possible, to ask several pertinent trail questions so they will have the answers before they vote on this Preliminary Plat. Staff stated they would attempt to have him come to the meeting.
- Commission inquired if the bike/pet restriction on the Morgan Smith property along the trail is still in place. Staff stated the pet restriction will always be in place. After the new trail is completed, bikes may be allowed. These would be questions for the Parks Director who is unable to attend this meeting.
- Counsel stated he has some historical information on the Morgan Smith property dedication to the City of Brighton in his office that he can offer to Commission.
- Commission asked if the east side of Highway 85 will be widened to correct the alignment, as it is off-set right now. Staff stated one of the conditions agreed to, by the applicant, is the right-of-way (ROW) acquisition for that intersection to ensure it has correct alignment. Staff said safety at that intersection is one of their top priorities.
- Staff showed a slide of the overview of the trail connection to Commission which does show the trail along the river.

Chair called for the Applicant to address Commission, summarized:

David Foster, Representative for Applicant, 360 S. Garfield, Denver, CO 80209

Mr. Foster re-iterated that the trail has not been designed yet. They are giving the City of Brighton over 10 acres and providing a check for \$90,000 to pay for the trail when the City is ready with the trail design and plan. Mr. Foster iterated that they will also build the trail along south Baseline to the adjacent property, which is completely separate from the other transaction he spoke of. This should help with the trail issue. He clarified this project is not the cause of any trail issues. He also said that they will work with the City to create a workable signage package to accommodate traffic for the site.

Mr. Foster introduced Steve Walters, Love's Project Manager, Oklahoma City, OK.

Mr. Walters briefly described the signage they would like to see for the two traffic entrances. He wants to make sure the signage and the site look nice as it is on the northern gateway to the City of Brighton.

John Aldridge, Aldridge Transportation Consultants, 1082 Chimneyrock Road, Highlands Ranch, CO 80126

Mr. Aldridge gave a brief overview of the traffic study for the site and the Highway 85

intersection, which included the items already discussed. He stood ready for questions.

Chair called for questions from Commission to Applicant, summarized:

- Mr. Walters clarified that the Love's sign will be 50 or 55 feet tall. It will be a large brick structure that will include the names of the other tenants on the site.
- Mr. Walters discussed a possible "Welcome to Brighton" sign on their property that they had talked about with staff at one of their meetings. The applicant said they are willing to accommodate this as long as it works for everyone. Staff clarified that there is an existing city sign on Highway 85 and it was agreed with the developer that the sign will remain there. The City's intention is to keep city signage separate from commercial signage.
- Commission again stated concerns about the ROW on the SE corner of Highway 85 and Baseline. Mr. Aldridge stated they are aware of the concerns at that location. He also said they are currently working on the design with CDOT who does have strict design requirements and will make sure everything works properly.
- Commission inquired about the \$90,000 amount for the trail that the applicant will pay. Staff stated it is an estimated cost by the city that was thought to be sufficient to complete the trail. Mr. Foster added that they had submitted an estimate of what they could build the trail for which was \$50,000. He stated the city amount is almost double of what they believed would be sufficient to complete the job, with the grading included.

Chair called for the public to address Commission as Proponents and/or Opponents to this application, summarized:

None recognized

Chair closed the public portion at 7:25 p.m.

Chair called for discussion among Commission, summarized:

- The Commissioners agreed that the restricted access question on the Morgan Smith property can be answered in the future and will not hold up the vote on the Preliminary Plat at this hearing.
- Commission thinks the project looks good on paper and that it will be a major improvement for the City of Brighton.

Motion to forward to City Council with a recommendation of approval for the Preliminary Plat of the Riverfront Subdivision Property, with the following conditions:

- 1. The Applicant must provide utility plans that show the proposed location of water and sewer lines, their sizes, which lines are proposed for public and private ownership, and other related utilities information. The utility plans must be approved by the Engineering Division prior to Final Plat approval.**
- 2. The Applicant must submit an approved alternative utility easement arrangement with the various "dry utility" providers, such as United Power, Xcel Energy, Comcast, and CenturyLink prior to Final Plat approval.**
- 3. All of the various easements shown on the Preliminary Plat must be dimensioned and dedicated to the City of Brighton at the time of the Final Plat.**

**Motion by Commissioner Maslanik
Second by Commissioner Hodge**

Voting Aye: All present

VI. OLD BUSINESS

1. Election of the Chairman and Vice-Chairman positions for 2016 was informally continued to the next meeting, as all Commissioners are needed for the vote.
2. Discussion on safe development practices. Acting Chairman Johnston said he will re-send the draft resolution to the Commissioners after he adds the comments he has already received and does some research on impact fees and the future *Comprehensive Plan*.

Motion to continue this item to the next meeting

**Motion by Commissioner Maslanik
Second by Commissioner Balderas**

Voting Aye: All present

VII. NEW BUSINESS

None

VIII. REPORTS

Libby Kaiser made her presentation on the “Be Brighton” draft report that was handed out to the Commissioners. Ms. Kaiser went through the draft *Comprehensive Plan* and the *Local District Plan*. Acting Chairman Johnston thanked Ms. Kaiser for her presentation. Ms. Tibbs scheduled individual appointments with each Commissioner to get their input before the joint Study Session with City Council on February 23rd, 2016.

IX. ADJOURNMENT

Motion to adjourn at 9:05 p.m.

**Motion by Commissioner Maslanik
Second by Commissioner Hodge**

Voting Aye: All present